

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM  
GROUP 3

Property ID: R18394

Property Information

property address: 1701 S TEXAS AVE  
legal description: BONEY, LOT K (PT OF)  
owner name/address: SPIRIT FINANCE ACQUISITIONS LLC  
14631 N SCOTTSDALE RD  
STE 200  
SCOTTSDALE, AZ 85254-2786  
full business name: Bainhill's Buffet  
land use category: Comm. Retail type of business: Restaurant  
current zoning: C-3 occupancy status: Occupied  
lot area (square feet): 64,207 frontage along Texas Avenue (feet): 220  
lot depth (feet): 280 sq. footage of building: 5,268  
property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

Improvements

# of buildings: 1 building height (feet): 12 # of stories: 1  
type of buildings (specify): Brick  
building/site condition: 5  
buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) \_\_\_\_\_  
approximate construction date: 1975 accessible to the public: ☒ yes ☐ no  
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no  
other improvements: ☒ yes ☐ no (specify) 1 small storage building  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use  
# of signs: 1 type/material of sign: Electronic  
overall condition (specify): Good  
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) \_\_\_\_\_

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 70  
lot type: ☐ asphalt ☒ concrete ☐ other \_\_\_\_\_  
space sizes: 9x70 sufficient off-street parking for existing land use: ☒ yes ☐ no  
overall condition: Good  
end islands or bay dividers: ☐ yes ☐ no landscaped islands: ☐ yes ☐ no

**Curb Cuts on Texas Avenue**

how many: 2 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☒ yes ☐ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

**Landscaping**

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: \_\_\_\_\_  
\_\_\_\_\_

**Outside Storage**

☐ yes ☐ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☒ yes ☐ no

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?  
\_\_\_\_\_  
\_\_\_\_\_

accessible to alley: ☐ yes ☒ no

**Other Comments:**

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